



**CITY OF SAN ANTONIO  
REQUEST FOR INTEREST (RFI)  
FOR  
CITY AND COUNTY OWNED REDEVELOPMENT PROPERTIES  
AMENDMENT #2**

**May 27, 2016**

**Amendment #2 includes information regarding answers to questions received and clarifications to the Request for Interest**

<b>I. QUESTIONS AND ANSWERS</b>
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**Question: Is there a title commitment that can be provided?**

Yes, please see the provided attachments.

**Question: Is there a survey that can be provided? Does the survey match the described property lines?**

Property lines used in aerials and exhibits within the RFI were based on the property lines from the Bexar County Appraisal District. The City has provided all available surveys, deed records, and other property exhibits that it has on file.

**Question: Are there any liens, rights-of-way, easements, covenants, or other deed restrictions or encroachments on the property?**

Please refer to provided title commitments, surveys and other relevant attachments.

**Question: Are there any compatibility standards or building setback requirements?**

Please refer to the provided attachments and links related to design overlays.

**Question: Are there any building setbacks/height limitations associated with shadows being cast over San Pedro Creek?**

Please refer to the provided attachments and links related to design overlays.

**Question: Are there any easements other than the San Pedro Creek easement on the site?**

Please refer to provided deed records, title commitments, surveys and other relevant attachments.

**Question: Are there any other deliverables that the Seller can provide?**

**RFI: CITY AND COUNTY OWNED REDEVELOPMENT PROPERTIES**

At this time, all available deliverables have been provided. The City will continue to upload any relevant information as it is identified.

**Question: Is there a plat for the site that can be provided?**

Please refer to provided deed records, title commitments, surveys and other relevant attachments.

**Question: Could you provide a current utility plan?**

A utility survey for 702 Dolorosa and the As Built plans for 506 Dolorosa are attached.

**Question: Will the new project have to detain on site?**

It is unlikely that detention will be required, but all potential developments will need to conduct their own due diligence to make this determination.

**Question: Will a water quality pond be required on site?**

It is unlikely that a water quality pond will be required, but all potential developments will need to conduct their own due diligence to make this determination.

**Question: What are the impact, tap, and permit fees associated with the site?**

More information related to impact fees can be found at  
[http://www.saws.org/business\\_center/developer/impactfees/](http://www.saws.org/business_center/developer/impactfees/)

More information regarding fee schedules can be found at  
<http://www.sanantonio.gov/DSD/Online/Fee/FeeSchedule.aspx> .

**Question: Are any impact, tap, and permit fees waived?**

These properties are eligible for fee waivers, subject to funding availability.

**Question: Is there a utility service agreement for this site? If so, how many water and wastewater EDUs are allocated?**

There are no current utility service agreements on record with San Antonio Water Systems (SAWS).

**Question: Are there any documented environmental concerns on the site?**

The environmental reports that the City has on file have been provided, but any potential development will need to perform their own independent environmental due diligence.

**Question: Are any portions of the parcel designated as floodplain?**

San Pedro Creek, which bisects the area, currently contains the floodplain and future capital improvements to the creek plan for the continued containment of the floodplain.

**Question: Are there any environmental studies that have been done previously to reference? i.e. phase I environmental, environmental resource inventory, KARST study?**

**RFI: CITY AND COUNTY OWNED REDEVELOPMENT PROPERTIES**

Please refer to the environmental studies that have been attached.

**Question: Is there a prior geotech study that could be provided?**

No.

**Question: What is the age and square footage of each building?**

622 Dolorosa – built in 1977 – approx. 7820 sq. ft.

203 W. Nueva – built in 1950's - approx. 51,900 sq. ft.

218 S. Laredo Street – built in 1960 – 60,000 + sq. ft.

**Question: Do any of the existing buildings have asbestos?**

Independent testing is recommended. The time frames in which these buildings were constructed would indicate there is a possibility.

**Question: Will you require an affordable component if the intended use is multifamily?**

City and County policies have traditionally encouraged development in the center city and rewarded good urban design that incorporates mixed-use and mixed-income development, but there is no requirement for an affordable multifamily component.

**Question: Will the site be required to have an element of retail included?**

City and County policies have traditionally encouraged development in the center city and rewarded good urban design that incorporates mixed-use and mixed-income development, but there is no requirement for an element of retail.

**Question: When will the building/design principles be finalized?**

The San Antonio River Authority is currently working on providing the City with a draft of the RIO-7 (San Pedro Creek) design principles. City staff will review and finalize the guidelines and initiate the adoption process which will include consideration by the Historic and Design Review Commission, the Zoning Commission, any relevant City Council committees and finally by San Antonio City Council. The expected time for consideration by City Council is currently sometime in the Fall of 2016. Public comments will be accepted until final approval by City Council.

**Question: When will construction start on the portion of San Pedro Creek adjacent to 702 Dolorosa, 622 Dolorosa, 506 Dolorosa, and 227 W Nueva?**

Construction on Phase 1 will start January 2017 with possible early out package construction on bridges and utility relocations beginning in the fall of 2016.

**Question: When will construction be complete on the portion of San Pedro Creek adjacent to 702 Dolorosa, 622 Dolorosa, 506 Dolorosa, and 227 W Nueva?**

Phase 1 of the project from the tunnel inlet to Cesar Chavez will be completed by May 2018.

**RFI: CITY AND COUNTY OWNED REDEVELOPMENT PROPERTIES**

**Question: Are there any construction plans for this portion of San Pedro Creek that we can reference?**

70% design documents will be completed in June. 100% design documents for Phase 1 will be completed in November 2016. Attached are designs plan views of the section from Commerce Street to Graham Avenue are attached.

**Question: Can you confirm we are in the tax increment reinvestment zone (TIRZ)?**

Yes, the properties are located in the Westside TIRZ.

**Question: Are there any plans to change the TIRZ boundary?**

No.

**Question: What are the current funds allocated to the TIRZ?**

Response: The Westside TIRZ fund Balance was \$307,179.51 as of May 11, 2016. This fund balance does not reflect all contractual obligations where the TIRZ is the source of funding.

**Question: What factors will be considered when the finalists are selected?**

Please refer to submittal document requirements found on page 11 of the RFI. Submissions will be expected to address each of these components.

**Question: Does the property have to go to the highest bidder? If not, how do design, experience, and contract terms factor in?**

No, this is not an auction or sealed bid solicitation. All factors of a submission will be considered.

Respondents who are potentially selected for an RFP stage will be asked to provide more specific details regarding their proposed concepts.

**Question: Will there be multiple rounds of bids and contracts? Or is there one submission and that the potential buyer's last shot?**

The City and County each reserve the right to either jointly or separately seek any method allowable by law to develop the properties described in this RFI.

The City and/or County may also negotiate development terms and financial conditions of a sale or long-term lease of the property with a selected respondent(s) to ultimately be considered by the governing boards of the City and/or County.

Additionally, should the City and/or County determine that a Request for Proposal may be beneficial to the process then the City and/or County may issue such an RFP at any time.

**Question: Who determines the finalists and who determines the winner?**

A number of qualified individuals will be selected to serve on an evaluation panel that will review the responses to the RFI.

**RFI: CITY AND COUNTY OWNED REDEVELOPMENT PROPERTIES**

**Question: Who will sign the contract with the potential buyer?**

It depends upon the participation of each entity. The City would have the authority to sign a contract for its property upon approval by the City Council. The County would be authorized to sign a contract for its property upon County Court approval or a tri-party agreement among the City, County and Developer may be proposed.

**Question: Is this Request for Interest considered to be high profile?**

At this time, this Request for Interest is not considered to be high profile. However, this project may be considered high profile at a later stage.